



BOSTON REDEVELOPMENT AUTHORITY City Hall / Room 900, 1 City Hall Square / Boston, Massachusetts 02201 / Telephone (617) 722-4300

January 17, 1974

BOARD OF APPEAL REFERRALS

1. Z-2985, Mario Calisi, Carlo Calisi & Silverio Conte, 25 Harding Road, Roslindale
2. Z-2990-2991, Northeastern University, 39 & 41 Leon Street, Boston
- ~~3. Z-2993, Matmor Village Corporation, Francis V. Matera, 1 Trident Street, East Boston~~ **TABLED**
4. Z-3001, Mary M. Williams, 87 Worcester Street, Boston
5. Z-3002, Mass. Association of Afro-American Policemen, Inc., 61 Columbia Road, Dor.
6. Z-3006, FBN Realty Trust, Michael Brown, Trustee, 62-68 Cummings Road, Brighton
7. Z-3008, Trustees of Boston University, 881 Commonwealth Avenue, Boston
8. Z-3027, DDM Trust, Nini Micozzi, Trustee, 623 Commonwealth Avenue, Boston
9. Z-3028, Boston Redevelopment Authority, Quinzani Brothers, Inc. (lessee)  
149-151 East Berkeley Street, Boston
10. Z-3037-3041, President and Fellows of Harvard College, 610-620-630-640 Soldiers  
Field Road and 111 Western Avenue

MEMORANDUM

January 17, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing Date: 1/29/74

Petition No. Z-2985  
Mario Calisi, Carlo Calisi &  
Silverio Conte  
25 Harding Road  
Roslindale

Petitioner seeks a variance to erect a two family dwelling in a residential (R-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit is insufficient.	3000 sf/du	420 sf/du

The property, located on Harding Road near the intersection of Cummins Highway, contains 5,420 square feet of vacant land. The proposal is consistent with residential nature of the neighborhood. Violation will not have an adverse affect on surrounding properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2985, brought by Mario Calisi, Carlo Calisi & Silverio Conte, 25 Harding Road, Roslindale, for a variance to erect a two family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with residential nature of the neighborhood. Violation will not have an adverse affect on surrounding properties.





Z-2985  
25 HARDING RD.  
(ROS.)



Board of Appeal Referrals 1/17/74

Hearing Date: 2/5/74

Petitions Nos.Z-2990-2991  
Northeastern University  
39 & 41 Leon Street, Boston

Petitioner seeks two conditional uses and two variances for a change of occupancy in each of two structures from shoe manufacturing to offices, research labs and storage in a light manufacturing (M-1) district. Proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 8-7. A university granting degrees is conditional in an M-1 district.		
Section 23-3. Off street parking is insufficient	68	59
	36	31

The property, located on Leon Street near the intersection of Greenleaf in the Fenway Urban Renewal Area, contains two five-story masonry structures. Occupancy would include university offices, biological-chemical-electrical research, and storage of university property. Staff recommends that the required off street parking facilities be provided. Recommend approval with proviso.

VOTED: That in connection with Petitions Nos. Z-2990-2991, brought by Northeastern University, 39 & 41 Leon Street, in the Fenway Urban Renewal Area, for two conditional uses and two variances for a change of occupancy in each of two structures from shoe manufacturing to offices, research labs and storage in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval provided that the required off street parking facilities are supplied.





Z-2990-91  
39-41 LEON ST  
(B.P.)



Board of Appeal Referrals 1/17/74

Hearing Date: 2/5/74

Petition No. Z-3001

Mary M. Williams

87 Worcester Street, Boston

Petitioner seeks two forbidden uses for a change of occupancy from a lodging house to lodging house, custom tailoring and dress shop in an apartment (H-2) district. Proposal violates the Code as follows:

Section 8-7. A dress shop is forbidden in an H-2 district.

Section 8-7. A tailor shop is forbidden in an H-2 district.

The property, located on Worcester Street near the intersection of Tremont Street in the South End Urban Renewal Area, contains a four-story masonry structure. The commercial operation is existing and has created neighborhood opposition. Its continued operation would create an undesirable precedent and be contrary to the residential character of the street. Recommend denial.

VOTED: That in connection with Petition No. Z-3001, brought by Mary M. Williams, 87 Worcester Street, in the South End Urban Renewal Area, for two forbidden uses for a change of occupancy from a lodging house to lodging house, custom tailoring and dress shop in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. The proposed commercial operation is existing and is opposed by the neighborhood. Its continuance would create an undesirable precedent and would be contrary to the residential character of the street.





Z-3001  
87 WORCESTER ST.  
(B.R.)

MONTGOMERY  
PARK

BLACKSTONE

PARKING  
AREA

STREET

WEST

CANTON

BROOKLINE

ROCKE

AVE

RUTLAND

SQUARE

CONCORD

SQUARE

WORCESTER

SPRINGFIELD

WEST

MASSACHUSETTS

GREENWICH

AREMONT

COLUMBUS

THE MONT

AVENUE

STREET

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5  
Board of Appeal Referrals 1/17/74

Hearing Date: 2/5/74

Petition No. Z-3002  
Mass. Association of Afro-American  
Policemen, Inc.  
61 Columbia Road  
Dorchester

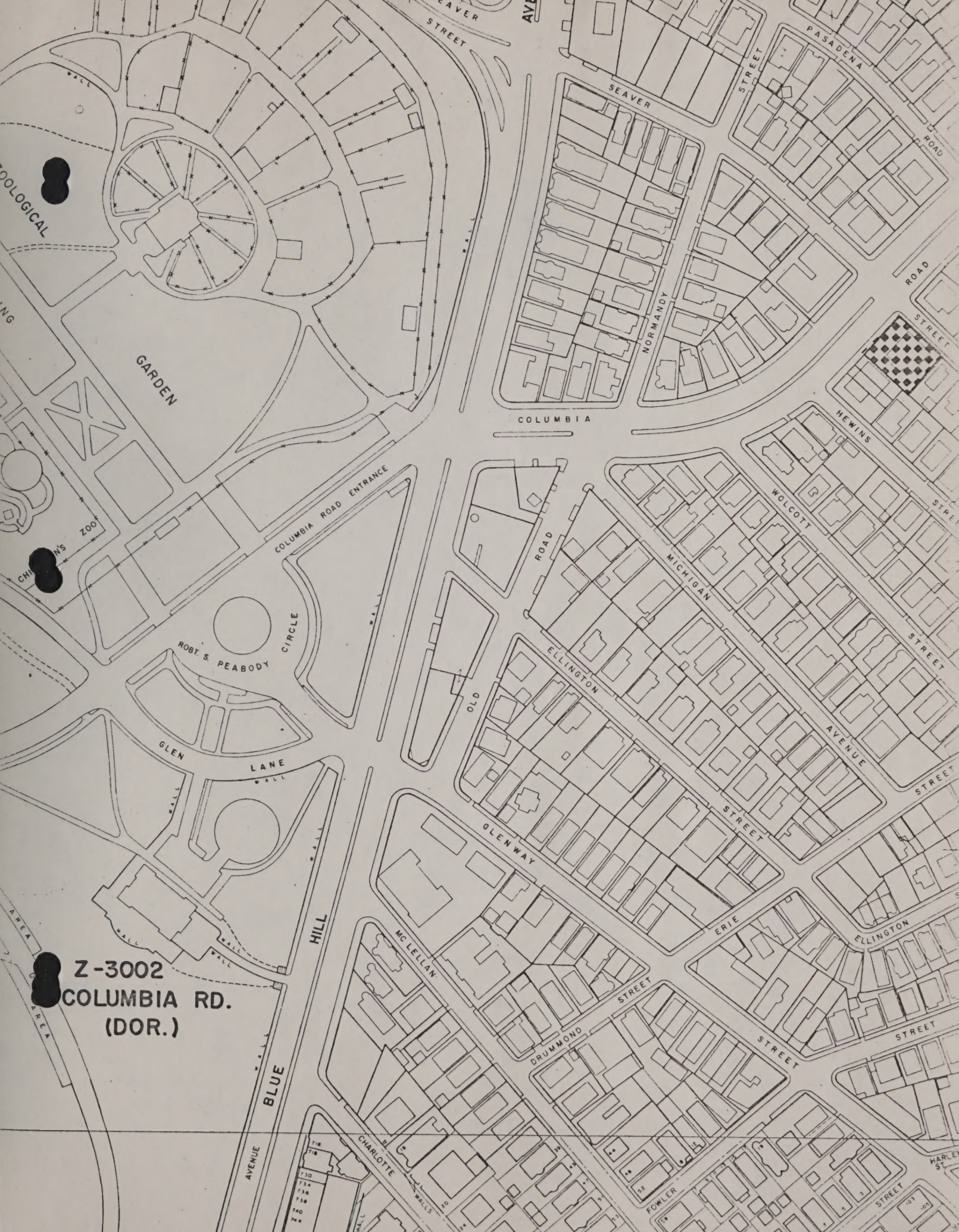
Petitioner seeks Board of Appeal approval for a change of occupancy from a dwelling and house of prayer to private club in an apartment (H-1) district. The proposal violates the code as follows:

Section 8-7. A private club in an H-1 district requires a Board of Appeal hearing.

The property, located at the intersection of Columbia Road and Seaver Street, contains a 2½ story frame structure. The use is existing and has community support. Petitioner is a Mass. Charitable Corporation concerned with youth recreational activities and the promotion of better police - community relations. Staff recommends that the use extend only to the petitioner. Recommend approval.

VOTED: That in connection with Petition No. Z-3002, brought by Mass. Association of Afro-American Policemen, Inc., 61 Columbia Road, Dorchester in the Model Cities Area, for Board of Appeal approval for a change of occupancy from a dwelling and house of prayer to private club in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the proviso that the use extend only to the petitioner.







## Board of Appeal Referrals 1/17/74

Hearing Date: 2/12/74

Petition No. Z-3006  
 FBN Realty Trust  
 Michael Brown, Trustee  
 62-68 Cummings Road  
 Brighton

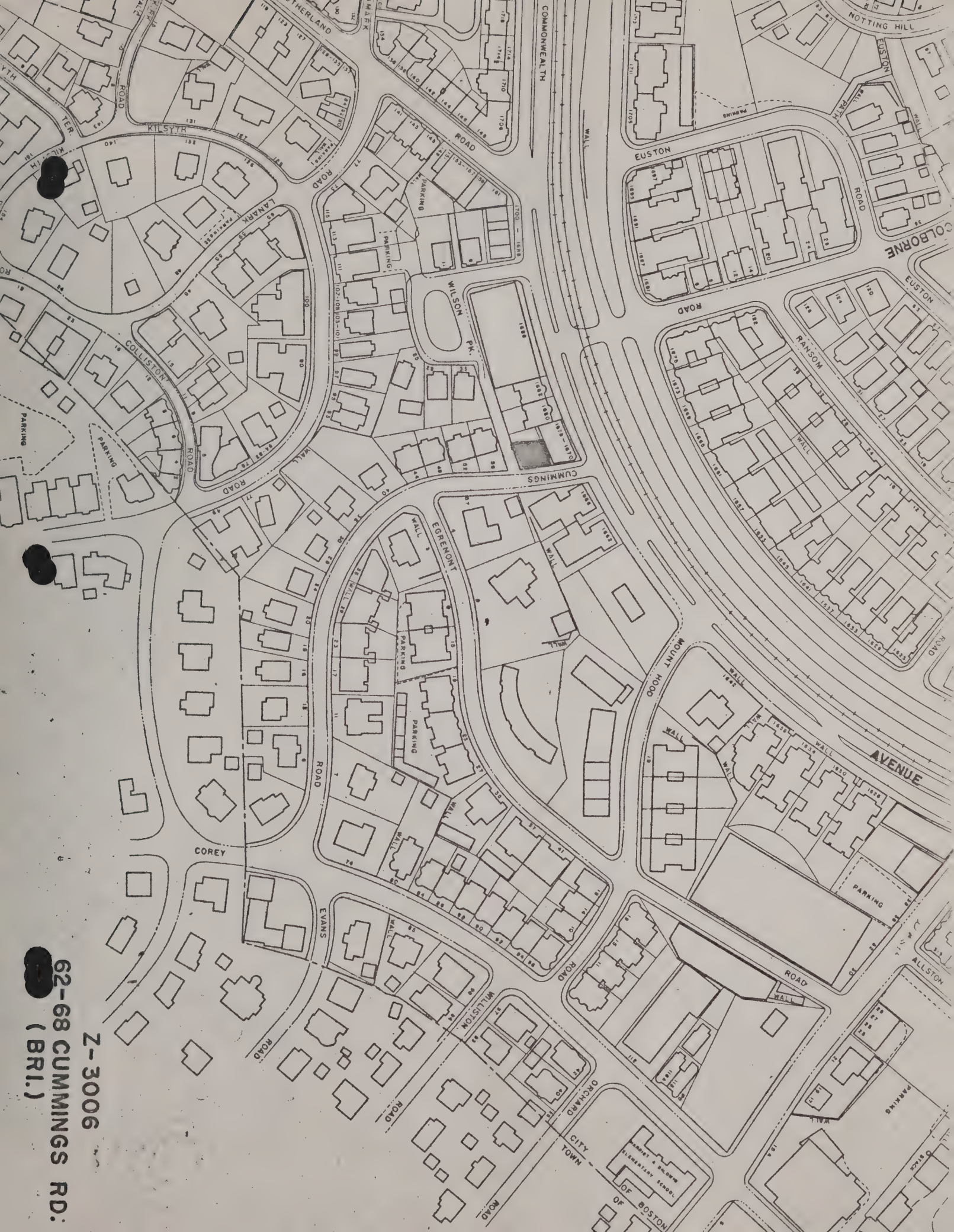
Petitioner seeks three variances for a change of occupancy from stores to four apartments in a local business (L-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient.	5000 sf	3927 sf
Section 14-2. Lot area for additional unit is insufficient.	1000 sf/du	0
Section 17-1. Open space is insufficient.	400 sf/du	187 sf/du

The property, located on Cummings Road near the intersection of Commonwealth Avenue, contains a one-story masonry structure. Proposed development is undesirable. Living rooms of the four units would be located in the basement without sufficient light and air. Lack of off-street parking facilities would intensify existing congested conditions. Recommend denial.

VOTED: That in connection with Petition No. Z-3006, brought by FBN Realty Trust, 62-68 Cummings Road, Brighton, for three variances for a change of occupancy from stores to four apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed development is undesirable. Basement living rooms would seriously lack sufficient light and air. Absence of off-street parking facilities would intensify existing congested conditions.





62-68 CUMMINGS RD.  
(BRI.)

Z-3006



Board of Appeal Referrals 1/17/74

Hearing Date: 1/29/74

Petition No. Z-3008  
Trustees of Boston University  
881 Commonwealth Avenue  
Boston

Petitioner seeks a conditional use for a change of occupancy from administrative offices to administrative offices and academic health clinic in a general business (B-2) district. The proposal violates the code as follows:

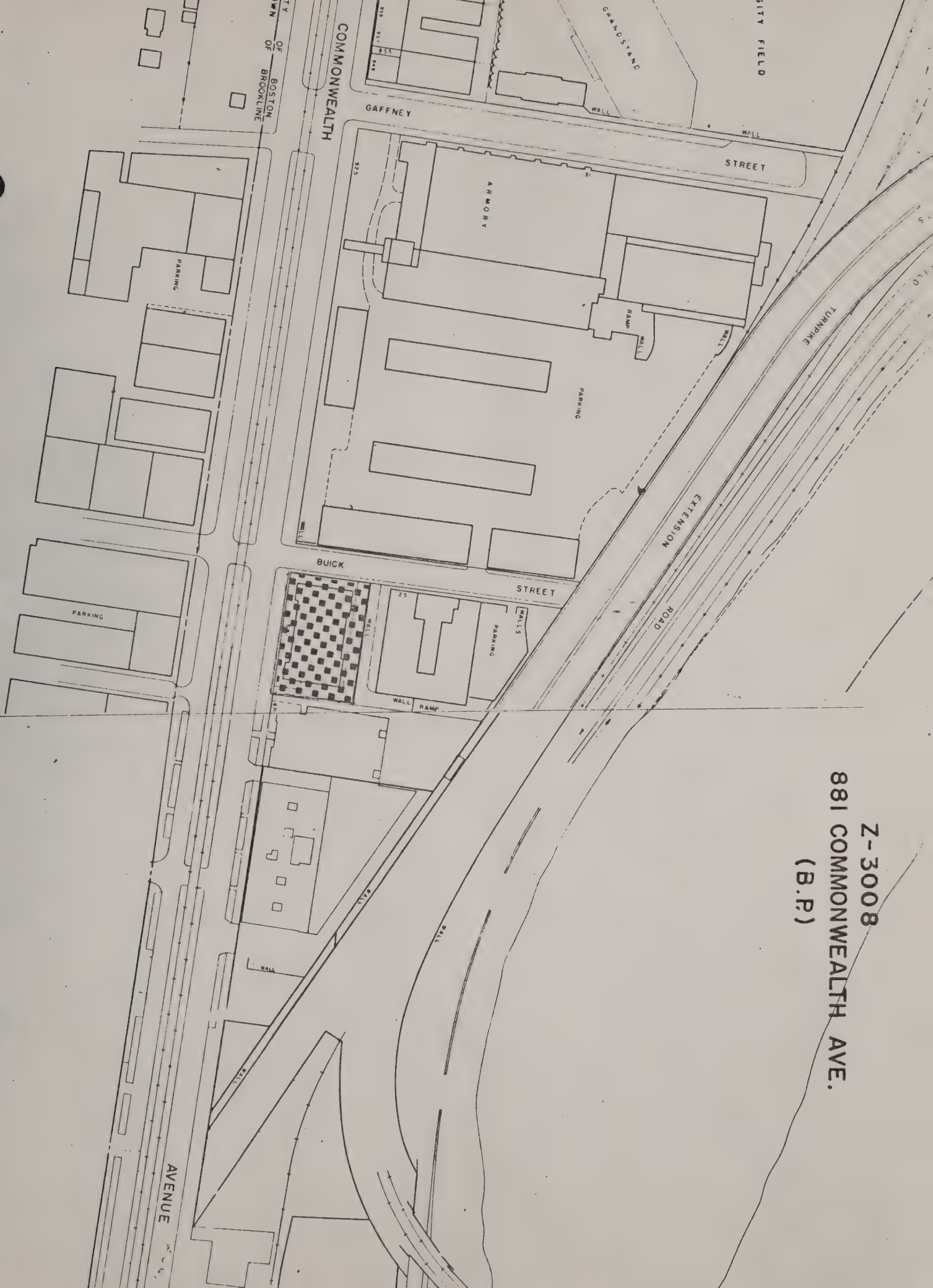
Section 8-6. A change in a conditional use requires Board of Appeal hearing.

The property, located at the intersection of Commonwealth Avenue and Buick Street, contains a six-story masonry structure. It is proposed to convert the first floor to a clinic and infirmary rooms. This would centralize facilities presently located throughout the campus. Proposal complies with conditional use requirements. Recommend approval.

VOTED: That in connection with Petition No. Z-3008, brought by Trustees of Boston University, 881 Commonwealth Avenue, Boston, for a conditional use for a change of occupancy from administrative offices to administrative offices and academic health clinic in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Proposal complies with conditional use requirements.



Z-3008  
881 COMMONWEALTH AVE.  
(B.P.)





Board of Appeal Referrals 1/17/74

Hearing Date: 2/5/74

Petition No. Z-3027

DDM Trust

Nini Micozzi, Trustee

623 Commonwealth Avenue, Boston

Petitioner seeks a forbidden use for a change of occupancy from a lodging house to eight apartments in an apartment (H-4) district. Proposal violates the Code as follows:

Section 8-7. A beauty salon is forbidden in an H-4 district.

Property, located on Commonwealth Avenue near the intersection of Sherborn Street, contains a four story masonry structure. The beauty salon would be consistent with existing commercial uses in the general area. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-3027, brought by DDM Trust, 623 Commonwealth Avenue, Boston, for a forbidden use for a change of occupancy from a lodging house to eight apartments in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.





Z-3027  
623 COMMONWEALTH AVE.  
(B.P.)



Board of Appeal Referrals 1/17/74

Hearing Date: 2/12/74

Petition No. Z-3028

Boston Redevelopment Authority  
Quinzani Brothers, Inc. (Lessee)  
149-151 East Berkeley Street  
Boston

Petitioner seeks a conditional use for a change of occupancy from machine shop and office to parking garage for private business vehicles (three trucks) in a light manufacturing (M-2) district. Proposal violates the Code as follows:

Section 8-7. A parking garage for private business vehicles is conditional in a restricted parking district.

Property, located on East Berkeley Street near the intersection of Harrison Avenue in the South End Urban Renewal Area, contains a one-story masonry structure. Petitioner presently parks vehicles in the open subject to vandalism. A blighted building would be rehabilitated. Recommend approval.

VOTED: That in connection with Petition No. Z-3028, brought by Boston Redevelopment Authority and Quinzani Brothers, Inc., 149-151 East Berkeley Street in the South End Urban Renewal Area, for a conditional use for a change of occupancy from machine shop and office to parking garage for private business vehicles in a light manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. A blighted building would be rehabilitated. Proposal would remove threat of vandalism to vehicles.





SHAWMUT

TREMONT

EAST

ALBION

VILLAGE

EMERALD

MIDDLESEX

WATERFORD

TRAVELER

WILLIAM E. MULLINS

AVE.

DOVER  
MTA STATION

WASHINGTON

HARRISON

149-151 EAST BERKELEY ST.  
(B.P.)

Z-3028

STREET

BRISTOL

STREET

FAY ST

PARKING AREA

STREET

PARKING AREA

PARKING AREA

CHERRY STREET  
PLAYGROUND

RICHARD KILEY  
PLAYGROUND

ST.

AVE.

ST.



## Board of Appeal Referrals 1/17/74

Hearing Date: 1/29/74

Petitions. Noz. Z-3037-3041  
 President and Fellows of Harvard  
 College  
 610-620-630-640 Soldiers Field Road  
 & 111 Western Avenue, Brighton

Petitioner seeks ten conditional uses, a forbidden use and nine variances to erect a three-story 46-unit structure, seven-story 130-unit structure, nine-story 208-unit structure, seven-story 97-unit structure in an apartment (H-1) and local business (L-2) district. Proposal violates the Code as follows:

<u>All Buildings:</u>	<u>Req'd</u>	<u>Prop</u>
Section 8-7. A dormitory on the same lot and accessory on a lot of three acres or more is conditional in an H-1 district.		
Section 8-7. A dormitory not upon the same lot and accessory is conditional in an H-1 district.		
Section 8-7. A day care center is conditional in an H-1 district.		
Section 8-7. A grocery store is forbidden in an H-1 district.		
Section 8-7. A garage is conditional in H-1 and L-2 districts.		
Section 14-5. Access width and street frontage is insufficient; access is within required side yards of front buildings.		
Section 14-5. Distance between buildings is insufficient.		
Section 22-4. Required yards separating buildings are insufficient.		
Section 24-1. Off street loading bays are insufficient.	6 bays	4 bays

The property, located at the intersection of Soldiers Field Road and Western Avenue, contains the Business School complex. Development consists of 481 dwelling units for students, faculty, employees and their families, a day care center with accommodation for approximately 105 children, meeting rooms, retail grocery store and a six-story 807-car garage of which 481 spaces would be for residential use and 326 for general university use to replace those displaced by proposed construction. Staff has participated in review of the development.  
Recommend approval with design review proviso.

VOTED: That in connection with Petitions. Nos. 3037-3041, brought by President and Fellows of Harvard College, 610-640 Soldiers Field Road and 111 Western Avenue, Brighton, for ten conditional uses, a forbidden use and nine variances to erect 481 dwelling units, an 807-car garage, day care center, retail grocery store in apartment (H-1) and Local Business (L-2) districts, the Boston Redevelopment Authority recommends approval provided all plans are submitted for design review.



SOLDIERS

STREET

FIELD

HARVARD

BUSINESS

SCHOOL

HARVARD

TENNIS COURTS

TENNIS COURT

PARKING

HARVARD BUSINESS SCHOOL

ATHLETIC FIELD

Z-3037-41

610-640 SOLDIERS FIELD RD.

111 WESTERN AVENUE

(BRI.)

PARKING

PARKING

PARKING

AVENUE

ROAD

